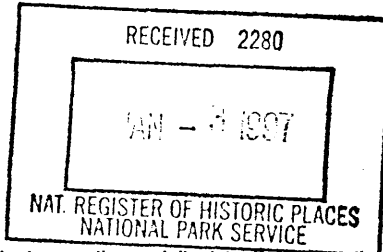


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name The King Farm

other names/site number n/a

2. Location

street & number King Farm Road a not for publication

city or town Woodstock a vicinity

state Vermont code VT county Windsor code 027 zip code 05091

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Elm Gilbertson National Register Specialist December 31, 1996
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register See continuation sheet

determined eligible for the National Register See continuation sheet

determined not eligible for the National Register

removed from the National Register

other, (explain:)

Signature of the Keeper

Date of Action

Edson H. Beall

1-31-97

The King Farm
Name of Property

Windsor County, Vermont
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
11	0	buildings
1	0	sites
0	0	structures
0	0	objects
12	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

Agricultural Resources of Vermont

6. Function or Use

Historic Functions
(Enter Categories from instructions)

- Domestic/single dwelling
- Domestic/multiple dwelling
- Domestic/secndary structure
- Domestic/camp
- Agriculture/ animal facility
- Agriculture/agricultural field
- Agriculture/agricultural outbuilding
- Agriculture/ horticultural facility

Current Functions
(Enter Categories from instructions)

- Domestic/multiple dwelling
- Commerce/Trade/Professional
- Agriculture/animal facility
- Agriculture/agricultural field
- Agriculture/agricultural outbuilding
- Agriculture/storage

7. Description

Architectural Classification
(Enter Categories from instructions)

- Other: bank barn
- No Style
- Other:ground level stable barn

Materials
(Enter Categories from instructions)

- foundation stone
- walls weatherboard
- shingle
- roof metal
- other wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

The King Farm
Name of Property

Windsor County, Vermont
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark " x " in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark " x " in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Agriculture

Architecture

Period of Significance

1793-1945

Significant Dates

1793

1861-62

c. 1906

Significant Person

(Complete If Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other .

Name of repository:

The King Farm
Name of Property

Windsor County, Vermont
County and State

10. Geographical Data

Acreage of Property 157

UTM references

(Place additional UTM references on a continuation sheet.)

1

1	8
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6	9	7	8	6	0
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4	8	3	3	3	5	0
---	---	---	---	---	---	---

Zone Easting Northing

3

1	8
---	---

6	9	8	5	0	0
---	---	---	---	---	---

4	8	3	2	6	8	0
---	---	---	---	---	---	---

Zone Easting Northing

2

1	8
---	---

6	9	8	6	1	0
---	---	---	---	---	---

4	8	3	3	1	0	0
---	---	---	---	---	---	---

4

1	8
---	---

6	9	8	4	4	0
---	---	---	---	---	---

4	8	3	2	7	1	0
---	---	---	---	---	---	---

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name / title Jack Anderson
organization HeritageLink Consultants date August 22, 1995; revised 7/1996
street & number RR2 Box 164 telephone 802-457-2398
city or town Woodstock state Vermont zip code 05091

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Vermont Land Trust c/o Preston Bristow
street & number The King Farm, 5 Thomas Hill telephone 802 457-2369
city or town Woodstock state VT zip code 05091

Paper Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**National Register of Historic Places
Continuation Sheet**

The King Farm
Woodstock, Windsor County, Vermont

Section number 7 Page 1

Description of Physical Appearance

The King Farm property consists of 157 acres of gently and steeply pitched hillsides with 11 contributing buildings thereon located approximately one mile west of Woodstock, Vermont, approximately one-half mile north of U.S. Rt. 4. The King Farm Road, once a through way and main road to the town of Barnard, now the driveway, leads northwesterly uphill to the main farmhouse/hired farmer's quarters (1) which faces southwest, offering a panoramic view of the Ottauquechee River Valley. The drive is bounded by stone walls and fences on either side and is shaded by maple trees. After passing south of the farmhouse, where it makes an elliptical loop close to that building, the driveway leads to the farm's main barn (2), located northeast of the farmhouse, and continues northerly to provide access to the sheep barn (3), the corn house/granary (4), the horse shed (9), and the workshop (8), where it ends. An overgrown section of the drive, now fenced in as part of the "barn pasture," runs northerly to the milk house (5). On the lawn to the west and northwest of the farmhouse, shaded by very large and mature maples, are the ash house (7), the ice house (6), and "The Tent" or summer house (11). Tucked into the far northern corner of the farmstead is "The Club," or summer guest house (10). The cluster of farm buildings, built from 1793 to c. 1940, occupies two acres of well-manicured, gently sloped and level land, most of which is lawn, and is bordered by pastures and meadows.

The Land

The land that comprises the King Farm is a significant historic element. It was the land that prompted Jesse Williams to carve out the farm here on these hillsides, and it was the productivity and promise of this land which prompted Jabez King to sell his property east of Woodstock and relocate here in 1807. The land retains that productivity which has permitted agricultural use for more than two centuries. The landscape of the 157 acre farm retains the patterns established by Williams and maintained by the Kings. The historic land use patterns and the cluster of buildings survive and retain the feeling and integrity of their period of significance. They are significant as important features of the agricultural and cultural landscape common to the early hill farms of Vermont.

As the land comprising the King Farm was settled and developed, the physical characteristics of geography, soil type, vegetation, and topography, along with

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The King Farm
Woodstock, Windsor County, Vermont

Section number 7 Page 2

current practices of diversified agriculture and farm management, determined its use and function. The site of the farmstead was determined by proximity to transportation and main road, orientation to the sun - it is built on a 2 acre site on the southeast slope of a hill - and centrality to the lands around it. The less steep land on the farm was cleared for growing crops and areas near the shelter of the barn were cleared and set aside for grazing animals. As these fields and pastures were cleared, stone walls were made and the existing land divisions were created. A section of forest was retained and managed as a woodlot, used for both firewood and lumber. Roads and lanes were set out to connect the cluster of farm buildings with the surrounding fields, pastures, and lots. Fences and gates were constructed to further delineate the land and its uses. This spatial arrangement is still extant.

The King Farm is an irregularly shaped tract bounded by fence lines, stone walls, hedgerows, and along part of its western boundary, by Prosper Road. The property is reached by turning northwest from Thomas Hill Road onto the King Farm Road, which, until it was thrown up by the town of Woodstock c.1930, was a main road past the farm to the town of Barnard. Thus, when the farm was laid out, its acreage straddled this main road and the farm house fronted it. The traveled portion of the former Barnard Road now "dead ends" at the King Farm, but it continues as a wood road northwesterly to its juncture with Prosper Road, approximately 1,200 feet NW of the farm house.

Forest comprises a little more than half of the King Farm's acreage. This acreage is located in the northern, hilly section of the farm and contains a mixture of hardwoods and softwoods, including stands of red pine and sugar maples. The forested acreage, which has served as woodlot and sugarbush for decades for the King Farm, is currently under a Forest Management Plan and was last harvested in 1992. Various wood roads access the tract. The spring, the water supply for the property, is located in its NE corner.

The remainder of the farm's acreage, aside from the 2 acre cluster of farm buildings, remains under agricultural use as hayfields, pastures, and meadows. Across the road, to the SW of the farmstead, there is a 14 acre hayfield on the hillside long referred to as "the south mowing." Three pastures surround the farm buildings themselves: the 4 acre "club pasture" to the NW, the 4 acre "barn pasture" to the NE, and the "night pasture" to the SE. These pastures are on gently rolling and moderately steep lands in close proximity to the barn. A section of the "night pasture," near the main barn, has been fenced off and replanted as an apple orchard.

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The King Farm
Woodstock, Windsor County, Vermont

Section number 7 Page 3

North of the pastures, bordering the forested tract, are two other cleared lots - the 9 acre "upper pasture" and the 18 acre "upper meadow." A swale cuts through the "upper meadow" on an east-west line, where there is a small pond. These two lots are accessed by a farm lane leading uphill from the "barn pasture." The land on either side of the lane is currently not in use because of either its steepness (to the NW) or its wetness (to the SE). There is a small pond SE of the lane.

The Vermont Land Trust, owner of the property, currently operates a pasture demonstration project at the farm. A resident farmer works the property, often using a team of draft horses in lieu of a tractor for farm chores. The forest is still lumbered; the open lands provide grazing for the pasture project and for the farmer's stable of draft horses. Hay is cut annually in the fields, and the farm's orchard has been replanted. Under the stewardship of the Vermont Land Trust, the King Farm continues to contribute to Vermont's rich agricultural legacy.

1. The Farmhouse, 1793, remodeled c. 1862 and 1906.

The farmhouse is an elongated structure comprised of a main block (originally constructed in 1793, remodeled c. 1862) and a rectangular ell (constructed in 1906 to replace an earlier ell), which is taller and more massive than the main block, extending to the northeast. The main block is a one-and-a-half story, gable roofed, 5-bay by 3-bay clapboarded post and beam structure measuring 30 feet deep and 45 feet wide resting on a low stone foundation. The roof is covered with standing seam metal. The front eave facade faces southwest, fronting the remains of the old road. A slightly recessed entry is centered in the middle bay on the front facade, flanked by sidelights which extend halfway down the length of the door, and is encased by a simple Greek Revival style door entablature and surround. A pair of double hung, 6-over-6 windows spaced approximately three feet apart are centered on either side of the entry, flanked by louvered shutters and capped by a simple drip molding. A moderately pitched gable wall dormer with a single, 6-over-6 window centered under the peak on the second story is located directly over the entry. This window too is flanked by louvered shutters. The clapboards on the front facade are framed by simple corner boards, a water table running below the last course of clapboards, and a plain trim board, the same width as the water table, under the soffit. A two piece stepped molding has been applied at the top of the trim board where it meets the soffit. A corbeled brick fireplace chimney exits at the peak in the center of the roof, and is inscribed "1793."

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The King Farm
Woodstock, Windsor County, Vermont

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The southeast gable end of the main block has an entry on the right approximately six feet from the eastern corner of the block. This entry is slightly recessed and is flanked by sidelights which extend the length of the door, and is encased by a simple Greek Revival style door entablature and surround identical to that on the front. A nine pane window is located immediately to the right of the entry. Left of the entry are two centered 6-over-6 windows, spaced approximately three feet apart, capped by simple drip moldings and flanked by louvered shutters. The second story of the southeast gable end of the main block features three evenly spaced 6-over-6 shuttered windows with the same drip caps. Under the peak in the attic space there is a half-round window opening with a four pane, fan-shaped sash. The gable end features cornice returns and cornerboards, a water table, and a trim board under the rake identical to the trim board under the soffit on the front facade. Where the two piece stepped molding wraps around from the front facade of the block, under the soffit, onto the gable end's cornerboards, below the cornice return, it gives the appearance of a corner pilaster and the suggestion of a pediment.

The first story of the northwest gable end of the main block has a 6-over-6 window in both the first and third bays; the middle bay has no fenestration. Three evenly spaced 6-over-6 windows are on the second story. The windows are capped with simple drip cap moldings, but have no shutters. Centered below the peak, a square window opening with a 6 pane fixed sash ventilates the attic space. The roof line of the northwest gable end is asymmetrical because the roof line of the back of the main block was raised in 1906 to match the eave line of the new ell addition. Thus, the slope of the roof on back of the main block, northwest of the center chimney, is less steep than the front. The northwest gable end features cornice returns and cornerboards, a water table, and a trim board under the rake.

The northeast eave facade of the main block is visible only above the sloped shed roof of a porch addition (described below), on the second story. Here, an 8-over-8 double hung window is located to the right of center.

A rectangular, clapboarded, two-and-a-half story, gable-roofed ell on a low granite block foundation extends northeast approximately 47 feet from the back of the main block. The southeast, eave facade of the ell is flush with the main block's southeast gable end. The ell is 35 feet wide. The roof of the ell features a jerkinhead design at its southwestern end as it slopes downward to tie in with the ridge of the main block, which is approximately five feet lower in height than the ridge of the ell. The

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Woodstock, Windsor County, Vermont

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roof is covered with stamped, textured metal roofing. On the southeast slope of the roof, a single flue stove chimney exits approximately 20 feet in from the northeast end of the ell and one foot down from the ridge. The northwest slope of the roof has a corbeled fireplace chimney exiting just below the ridge at the midway point of the ell's length. Below and to the north of this chimney a shed-roofed dormer, with a pair of 8-over-8 windows, projects from the attic space. The extreme southwestern section of this side of the ell's roof adjacent to the main block has been covered with standing seam metal.

A single entry is located on the ell's southeast facade just left of center, sheltered by a gable-roofed door hood which is supported by brackets. Centered between the entry and the southern corner of the ell is a bank of windows, comprised of a centered, 12 pane, rectangular picture window placed horizontally and flanked on each side by a pair of narrow, vertical, 10 pane, hinged casement windows which extend to the floor level. Immediately to the right of the entry is a small 6-over-6 double hung window. Approximately six feet to the right of that window there is a pair of 6-over-6 windows with louvered shutters. Centered between this pair of windows and the eastern corner of the ell is another 6-over-6 window flanked by shutters. The second story of the southeast facade of the ell has a small 8-over-8 window approximately five feet from the east corner, centered directly over the 6-over-6 window on the first floor. To the left of the window on the second story there are three pairs of small, mullioned, 8-over-8 double hung windows symmetrically placed between the window and the eastern corner of the main block.

On the northwest, eave facade of the ell, at the western corner where the ell joins the main block, there is an 8' x 14' rectangular, enclosed, shed-roofed porch running longitudinally away from the main block's northeast side. The porch is sheathed with narrow, vertical tongue and groove wooden siding. The shed roof, with its exposed rafter tails, meets the wall of the ell approximately four feet below the eave line. The porch's northeast facade has a centered entry flanked by large, four pane, fixed sash windows. A rectangular, horizontal, four pane window is located to the left-center over the entry. The northwest eave facade of the porch has three, large, evenly spaced, four pane, fixed sash windows.

The first floor of the ell's northwest facade features three entries and four 6-over-6 double hung windows, asymmetrically spaced. There is an entry at the far left, covered by a gable-roofed door hood which is supported by brackets. Immediately to the right of the door is a 6-over-6 window. Another entry with a similar bracketed

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door hood is located just to the right-center on this facade. Immediately to the left of this door is a 6-over-6 window. Located left of center in the space between these two doors is another 6-over-6 window. Another entry is located approximately three feet from the northeast end of the enclosed porch; this doorway has no hood and has a simple door casing. Immediately to the right of this third entry is yet another 6-over-6 window. The second story of the ell's northwest facade features six, small, 8-over-8 windows asymmetrically placed across the facade close to the eave.

The northeastern gable end facade of the ell has a two-and-one-half story, gable-roofed, 25 foot wide clapboarded projection extending out six feet. The northwest facade of this projection is flush with the ell's northwest facade, and seemingly is an extension of it. The roof line of the projection matches that of the ell. To the left of the projection, centered on the northeast gable end of the ell, which is approximately ten feet wide, there is pair of centered, 6-over-6 windows on the first floor. On the second story of the gable end of the ell there is one centered 6-over-6 window.

The projection has no fenestration on the northwest facade. The southeast facade has no fenestration on the first floor; there is one, centered 6-over-6 window on the second floor. On the northeast facade, there is a single 8-over-8 double hung window centered under the peak on the attic story. On the second story, there is a 6-over-6 window located approximately one-third of the way from the left (eastern) corner of the projection. Approximately one-third of the way from the right (northern) corner of the projection on this facade, there is a single flue stove chimney on the exterior of the projection extending up through the rake. Immediately to the left of the chimney on the second story is a fixed sash, square, six pane window.

A 12' x 24', one story, hip-roofed sun porch has been added (1961) to the ell projection, its southeast facade flush with the southeast facade of the projection. The lower half of the porch's exterior walls is sheathed with vertical, tongue and groove wooden siding. The roof is covered with asphalt shingles. A bank of four large, four pane, fixed sash windows is located on the porch's northwest facade. On the northeast facade, there is an entry at right-center with two large, four pane, fixed sash windows to the right of the door and four of the same windows to the left. The southeast facade has an entry located at right-center, with a similar window to the right and two to the left.

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The interior of the main block of the farmhouse features plaster ceilings and walls with painted woodwork including wall paneling, doors, door casings, window trim, baseboards and wainscoting. Some of this woodwork dates to the main block's original construction in 1793. Other rooms in the main block retain the woodwork installed during the c. 1862 renovation. The center chimney still has the original three working fireplaces.

2. The Main Barn - c. 1793, with c. 1908 additions.

The main barn today is a rambling, large structure, a combination of original, c. 1793 buildings and newer, turn-of-the-twentieth-century additions. The original barn, intact and contained within the consolidated larger barn, is a 30' x 40', gable-roofed, one-and-a-half story English barn on a stone foundation. This barn features hand-hewn timbers, post and beam framing, half-timbered roof rafters, and is sheathed with rough-sawn boards and sided with cedar shingles. In 1906-1908, this barn was made larger by reframing three-fourths of the length of the gable roof, beginning at its southwestern end, into a "modern" gambrel roof, which moved the ridge seven feet to the northwest. The roof, now covered with standing seam metal, was thus extended in height and in width for 30 feet of the barn's length, new walls were built at the gable ends, and the barn widened by 14 feet. This enlarged barn is the main block.

The southwest, gable facade of the main block of the barn, which faces the drive and the farmhouse, has a large, 10' x 13' opening on the far left on the first floor leading to an interior bay. The opening is covered by a sliding door, made of vertical boards, hung on track. In the center of the door are a pair of symmetrically placed, fixed sash, two pane windows. On the second story, centered under the peak, there is set of large double hay loft doors made of vertical boards and hinging outward. There is a triangular door hood, just under the peak, extending approximately four feet away from the building supporting a track for the hay fork. To the right of the hayloft doors, close to the rake, there is fixed sash, nine pane window.

The southeast, eave facade of the main block has no fenestration. Ten feet from the left corner of this facade, a 4' x 6' projection, which provided access to the internal silo, has been added. It rests on posts set into the ground. This projection is covered with weathered cedar shingles and extends the full height of the barn so that its roof, which is covered with standing seam metal, is aligned with the slope of the roof of the main block. The southwest side of the projection has no fenestration; the

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southeast side has a centered entry with a door made from vertical boards. There is no step, and because of the slope of the site, the threshold to the door is approximately four feet off the ground. The northeast facade of the projection has an entry as well, with no door and no step.

The northeast facade of the main block is sheathed in board and batten siding, and has a small, square window opening located just below the gambrel peak. The northeastern end of the original, gable-roofed English barn projects approximately 12 feet out away from the northeast facade of the enlarged, heightened, gambrel-roofed main block. Its roof line matches that of the enlarged barn on the southeast; to the northwest it is parallel but approximately ten feet lower. It is sheathed with board and batten vertical siding and covered by a standing seam metal roof. Projecting off the northeastern gable end of the original English barn is a 34' x 64', one-and-a-half story, clapboarded, gable-roofed addition on a poured concrete slab foundation, c. 1908. This addition is a ground level stable barn. The southeast eave facade of the barn juts out four feet from the southeast eave facade of the main block. It is roofed with standing seam metal. A round ventilator shaft protrudes from the roof at the ridge approximately 15 feet northeast from its juncture with the English barn projection. The northwest facade of the stable barn has eight symmetrically spaced, four pane, square windows. The southeast facade features an opening eight feet wide approximately six feet left of the northeast end of the building, covered by a sliding door mounted on track. Seven evenly spaced, square, four pane windows are centered to the right of the sliding door, one window is centered to the right of the door. The northeast, gable facade of the stable barn has a single door opening at the far right with three, four pane windows spaced across the facade. In the half-story above, there is a 1' x 2' horizontal window opening located far left near the rake.

Also projecting off from the northeast, gable facade of the main block, to the northwest of the stable barn, is a one story, clapboarded, shed-roofed addition. The upper roof of this addition meets the gable end of the main block at the same height as the eave line of the English barn projection. The eave of the roof of the addition is at the same height as the eave of the stable barn. The northeast, eave facade of this shed-roofed addition features a wide, sliding door mounted on track which has been boarded shut. The roof is covered with standing seam metal and extends southeastward to the stable barn's roof, forming a valley as it converges from the eave upward.

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On the northeast gable end of the original English barn, directly under the peak, above the stable barn and running down to its roof line, there is a shed-roofed, tower-like hay chute approximately six feet square sheathed in vertical board and batten siding and roofed with stamped, textured metal as found on the farmhouse. There is a six pane window on the northeast facade of the hay chute near the roof line. This structure enabled hay to be brought down from the mow in the English barn to the first floor of the stable barn.

A large carriage house ell, made from another original building on the farm, the horse barn, built c. 1793, extends northwest from the northwest facade of the barn's main block. The horse barn became part of the enlarged barn when it was moved from its original location east of the farmhouse and placed at a right angle to the main block (1906-1908). Its southwest, eave side, which is covered with cedar shingles nailed to wide board sheathing, is flush with the gable end of the main block. This ell is a 28' x 34', gable-roofed, post and beam structure with hand-hewn timbers on a low stone foundation. Its roof is covered with standing seam metal. The southwest facade of the ell features a pair eight over eight windows immediately to the left of the ell's juncture with the main block. Approximately four feet to the left of this pair of windows is a single, eight-over-eight window. Three feet to the left of this window is an 8' x 10' opening at grade. This opening is filled by three, paneled, hinged doors which accordion and hinge open to provide access for a vehicle. The top third of each door has a six pane window sash. The northwest, gable end facade of the carriage barn ell is open at ground level to provide access for vehicles. The opening is three bays wide with a support post located one-third of the way in from the left. Above the opening on this facade the only fenestration is a small square window under the peak. This facade is sheathed with vertical, board and batten siding nailed to the post and beam frame.

A shed-roofed, one-and-a-half story addition on a low stone foundation (1906-1908), which served as the farm's horse barn and stable, extends 20 feet from the northeast, eave facade of the ell, its northwest end flush with the gable end of the ell. The roof of the addition, covered with standing seam metal, ties into the ell's roof approximately halfway up its slope toward the ridge. The northwest facade of the addition is sheathed with clapboards. There is a fixed, nine pane window located at the far left of this facade on the first floor, one foot from the north corner. Another fixed, six pane window is located in the upper half-story two feet left of the north corner of the ell. The northeast facade of the addition, one story in height, extends southeastward 34 feet until it meets the shed-roofed addition extending from the

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rear of the main block (previously described). This facade is clapboarded. A shed-roofed projection, 6' x 5' in size and sheathed with board and batten siding, projects from the back of the addition approximately at the midpoint of the facade. The roof line of the projection, which served as a privy, matches that of the addition. There is a six pane window on the southeast facade of the privy. Immediately to the right of the privy, horizontally hung near the eave, is a hinged wooden hatch door providing access to the interior horse stalls. Immediately to the right of that door, there is a smaller, vertically hung hatch door. To the left of the privy, regularly spaced between the privy and the southeastern corner of the addition, where it meets the shed-roofed addition attached to the main block, are two boarded over square window openings.

3. The Sheep Barn c. 1840, addition c. 1930s

The sheep barn is a rectangular, 20' x 30', one-and-a-half story, gable-roofed, post and beam bank barn sheathed with board and batten siding. The roof is covered with corrugated metal panels. The northwest, gable end of the barn features a centered opening at grade approximately ten feet wide and fourteen feet high. A small, nine pane window is centered about one foot over the door. The southwest eave side of the barn has no fenestration, and features very wide pine board vertical siding with battens. Due to the moderate slope of the site, the first floor of the southeast, gable end of the barn is approximately six feet above grade. The barn's three-sided stone foundation, open on the southeast end, allows access to the cellar area which served as the sheep stable. There is a door centered on the first floor on the southeast gable end. A rough-cut opening approximately 2' square is centered on the gable end under the peak.

A shed roofed, single story, 18' x 30' addition extends the full length of the northeast, eave facade of the sheep barn. This addition is referred to as "The Ford Shed", as it housed the King Family's Model T soon after its construction. This addition is sided with vertical board and batten siding. The roof of the addition, which meets the sheep barn's roof at its eave line, is covered with corrugated metal sheeting. The northwest end of the shed-roofed addition has an opening at grade approximately 10 feet wide and eight feet high centered on the facade, covered by a sliding door hung on track. The northeast, eave facade of the addition has no fenestration. The southeast end of the addition, due to the slope of the site, is elevated approximately six feet above grade, allowing access to the cellar space beneath. There is no fenestration on the southeast facade.

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4. The Corn House/Granary c. 1800¹

The corn house/granary is a rectangular, 15' x 18', gable-roofed, post and beam structure located just four feet from the sheep barn, set on wooden posts and stones. The roof is covered with corrugated metal sheeting. The northwest, eave facade of the granary has an opening at the left approximately seven feet wide to accommodate farm equipment. To the right of the opening, the granary is sheathed with horizontal boards on the bottom third of the wall, and vertical boards spaced an inch apart on the upper two-thirds. The northeast, gable end has no fenestration and is covered with board and batten vertical siding. The southeast, eave facade features two bays, each about eight feet wide and eight feet high, centered on the facade. The lower halves of these bays have been infilled with vertical board siding. The southwest, gable end of the granary has a single door, made from vertical boards, centered on the facade.

5. The Milk House c. 1930 - formerly the farm's original carriage house, c. 1795.²

The milk house, formerly the carriage house, was moved from southwest of the main barn to its current location north of the barn at the time of the farm's reconfiguration, c. 1908. It continued to serve as a carriage house until c. 1930, approximately the same time as the "Ford shed" addition to the sheep barn. At that time the southeast half of the carriage house was converted to a milk house. The northwest half became a storage shed.

¹ Interview with Francisca King Thomas by Eva Emerson, 1979, on nine audio cassettes on file at the Norman Williams Library, Woodstock, Vermont. Francisca states that the granary was one of the original buildings on the farm, assumedly built during the tenure of Jesse Williams. The granary/ corn house has "moved around the barnyard" according to Francisca King Thomas, and has been renovated and adapted to various uses over the decades.

² Interview with Francisca King Thomas by Eva Emerson, 1979, on nine audio cassettes on file at the Norman Williams Library, Woodstock, Vermont. Francisca states that this building was the "carriage house" for the original farm. It was likely a barn where horse drawn wagons were kept, as the term "carriage house" evolved later in the 19th century.

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The building is a 19' x 26' rectangular, one-and-a-half story, post and beam, gable-roofed building set on a stone foundation. The site is sloped; the northern corner is set into a bank; the southern corner is three feet above grade. Its roof is covered with corrugated metal sheeting. The southwest, eave facade of the building has a door centered on the facade's right half (the actual milk house renovation). This half of the building is sheathed with vertical, narrow, tongue and groove siding. The door opening, which has a gable-roofed door hood supported by brackets, is flanked by 6-over-6 double hung windows on either side. On the southwest facade's left half, four feet from the west corner, there is an approximately six feet square sliding door hung on track. There is a six pane fixed sash window located in the sliding door to the left of center. This half of the eave facade is sheathed in vertical, board and batten siding. The northwest, gable end of the milk house, also sheathed in vertical board and batten siding, has a pair of 8-over-8 double hung windows located on the first floor, two feet in from the left. There is a small, square window opening under the peak in the half story above. The northeast, eave facade of the milk house has a pair of 6-over-6, double hung windows centered on the milk house half of the facade, which is sheathed with vertical tongue and groove siding. Vertical board and batten siding covers the unrenovated half of the eave facade. The southeast, gable end of the milk house has two pair of 6-over-6 double hung windows spaced symmetrically on the first story and is covered with weathered, vertical, narrow tongue and groove vertical siding.

6. The Ice House c. 1908

The ice house is a 12' x 14' rectangular, gable-roofed, clapboarded, single story building on a poured concrete foundation. The roof is covered with asphalt shingles and has a metal ridge cap. The northwest gable end of the ice house has a centered entry opening, covered by a two panel "Dutch Door" made of vertical tongue and groove boards. Neither of the eave sides of the building has any fenestration. The southeast gable end has a two foot square window opening under the peak covered by louvered shutters.

7. The Ash House c. 1795

The ash house is a small, 4' x 6' brick, gable-roofed structure set on grade with a cedar shingled roof. The ridge of the ash house is approximately five feet above grade. On the southwest, gable end of the structure there is a centered opening about two feet square covered by a hinged wooden door.

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8. The Workshop c. 1940, enlarged c. 1940s

This building was constructed in two halves - the northeast half was built c. 1940 as a garage to house farm equipment; the southwest half was added shortly after to provide a workshop area for the resident farmer. The building serves the same purposes today. The northeast half of the workshop (the garage) is a 12' x 24' rectangular, shed-roofed framed structure sheathed with board and batten siding and set at grade on stone piers and blocks. The roof is covered with corrugated metal. The southeast end of the garage has a centered, eight foot wide sliding door hung on track. The sliding door had a pair of vertical, two pane window sashes centered on it.

The northeast, eave facade has no fenestration. The northwest end of the garage has a rectangular, large, four pane, fixed sash window hung horizontally at the far right of the facade. The shed-roofed workshop addition, sided with vertical board and batten siding and roofed with corrugated metal, extends off the garage's southwest, eave side. The roof line of the workshop addition is approximately one foot lower than the garage's, so the two rooflines do not form a peak. The southeast end of the workshop addition has a narrow door opening at the far left with a small, six pane window immediately to its right. The southwest eave side has three, evenly spaced, nine pane, fixed sash windows under the eave. The northwest end of the workshop addition has two evenly spaced, six pane windows. At the far left of the northwest facade, supported on posts which extend to the top of the windows, is a brick chimney approximately four feet tall.

9. The Horse Shed c. 1940, remodeled c. 1980

The horse shed was originally a shed for farm equipment with a wide opening on the northeast, eave side. It was remodeled in the 1980's into a shed for draft horses. The main block of the shed is an 18' x 19', one story, gable roofed, framed structure set on grade. It is sided with horizontal boards and roofed with steel channel drain panels. The southeast facade has a large, 4' x 6' horizontal window opening at the far left with no sash. A 6' x 7' gable-roofed entry wing extends from the far right of this facade. This entry is covered on all sides by horizontal board siding. On the entry's southwest facade, there is a single door opening at the far right. On the shed's northeast, eave side, there is an opening approximately seven feet square on the far left side. A 6-over-6 double hung window is located approximately 2' in from the

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north corner. There is no fenestration on the shed's northwest end. A shed-roofed addition approximately 8' wide extends the length of the horse shed's southwest facade. The addition's roof line ties in with the main block's roof line at the eave. The addition is sheathed with horizontal board siding, and has no fenestration on any of its three sides, with the exception of a 3' square window opening located at the center of the addition's southwest, eave facade.

10. "The Club" or Summer Guest House, 1906, 1912, 1914

The Club was originally a playhouse for Francisca King Thomas, located near the farmhouse. It was moved to the edge of the orchard in 1912 and was expanded by the addition of another room and a porch. It was expanded again in 1914 with the addition of a "living room" with fireplace. The main block of The Club is a 10' x 26', single story, gable-roofed building set at grade on stone piers and blocks. The main block is sided with cedar shingles and roofed with stamped, textured metal sheeting as found on the main house. The southeast, eave side of the main block has an entry at right center. Centered in the space to the left of the door is a pair of six pane windows. Approximately one foot right of the entry there is another six pane window. The southwest gable end of The Club has one six pane window located at the left, one foot in from the corner. The northwest, eave facade of the building has another six pane window located three feet from the left. A bank of three similar windows is located two feet in from the right corner of this facade. A rectangular, 10' x 20', shed roofed addition joins the northeast facade of The Club at a right angle, its roof line approximately two feet higher than the ridge line of the main block. The southeast end of the addition is flush with the eave facade of the main block. This addition has been sided and roofed with felt paper and stick battens. There is a fieldstone fireplace chimney in the center of the southeast end of the addition which extends upwards two feet past the slope of the roof. On the northeast, eave side of the addition there is a centered entry, with a 2-over-2 double hung window centered left of the door. The northwest end of the addition has a centered, 2-over-2, double hung window. The southwest, eave facade also features a 2-over-2, double hung window centered in the space between the western corner of the addition and the northwest facade of the main block.

11. "The Tent" or Summer House, c. 1906

The Tent is a one story frame structure with no exterior sheathing built on a 12' x 18' wooden platform set on posts. It has an asphalt shingled, gable roof supported by

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posts rising from the perimeter of the platform. A 10' x 12' room has been framed in on the northern end of the structure, which is screened in on all four sides. The remaining 8 feet of floor space on the southern end of the platform forms a "porch" and is enclosed by a low railing. A set of steps leads up to the porch from grade on the far right of the porch's southern end. A screen door entry into the screened room is located at the back right of the porch area, on the room's southern facade. The northern, exterior gable end of The Tent has square lattice work applied over the screening. The eastern, eave side of the structure containing the screened room is also covered with lattice work. The northern, eastern, and western facades of the screened room are covered with 4 pane, large, rectangular storm window sashes.

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Statement of Significance

The King Farm, with its main house, barns, sheds, garages, outbuildings, hayfields, pastures and woodlands, is an excellent example of an early self-sustaining hill farm which has, through adaptation to evolving farming practices and the efforts of successive owners in the past two centuries, been able to stay in continuous diversified agricultural use since 1793. Comprised of eleven contributing buildings, consisting of a farmhouse/hired farmer's quarters (1), main barn (2), sheep barn (3), granary/corn house (4), milk house (5), ice house (6), ash house (7), workshop (8), horse shed (9), guest house - also called "the Club" (10), and summer house - also called "The Tent" (11), and located on 157 acres of hilly terrain one mile west of Woodstock, VT, in the Ottauquechee River Valley, this farm retains its integrity of design, setting, location, materials, workmanship, feeling and association, and meets the registration requirements for the property type "Farmstead" as included in the Multiple Property Documentation Form "Agricultural Resources of Vermont."

Its buildings and landscape clearly portray the evolution of Vermont agriculture over the past two hundred years and clearly relate directly to the historic context of "Diversified and Specialty Agriculture, 1760 - 1940." The farmhouse (1), at first a simple cape (1793), then remodeled to a "modern" farmhouse of the mid-19th century (c. 1862), was altered again (1906) to become a summer home and farm manager's quarters. The early English barn, now incorporated into the main barn (2), the sheep barn (3), ash house (7), granary (4), and icehouse (6) provide a glimpse into many generations of farming practices. The main barn, with its internal silo and fashionable gambrel roof (1906), demonstrates the King Farm's adaptation to prevalent agricultural and architectural trends.

In addition, the King Farm illustrates how the context of "Seasonal Residents," identified in the "Tourism" theme of the Vermont Preservation Plan, is linked with the "Farmstead" property type and the "Agriculture" theme in that plan. While this was the home and sustenance farm for two generations of Kings, it was the summer vacation retreat for Hiram Udall King, who was born on the farm in 1848 and went on to become the founder in 1875 of The King School in Stamford, Connecticut, a prestigious preparatory school still in operation. Following his father's death in 1887, Hiram King paid his brother, sister, and mother for their share of the property rights. Until his death in 1907, Hiram employed a farm manager, and ran the place as a summer retreat and "Gentleman's Farm." In 1906, he enlarged the farm house into a two-family tenement. Extant buildings reflect the importance of summer

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leisure and vacationing at the farm, and reflect the patterns of the turn-of-the-century when Vermont-born residents, made more wealthy by work and careers out of state, returned to their family home to create summer estates and vacation retreats on farms that no longer had to be self-sustaining in order to survive.

According to the Woodstock Land Records, Dana's History of Woodstock, VT, and research done by Gordon Tuthill, of Woodstock, VT, the parcel of land comprising the bulk of the King Farm was originally granted by Governor Benning Wentworth of New Hampshire to Oliver Willard, whose grant encompassed much of West Woodstock. Willard sold the future King Farm parcel to John Laton in May of 1773. Subsequently, the title passed from Laton to a William Smith, who sold it to Jesse Williams by two separate deeds, in September, 1789 and May, 1792. Jesse, forebear of the prominent Williams family of Woodstock, established a farmstead on the land. According to the date inscribed on the exterior of the center chimney, and to Dana's History of Woodstock, the original farmhouse was built in 1793; the outbuildings and barns comprising the early farmstead were constructed at the same time or soon after.³ He worked the farm until June, 1807, when he sold it to Jabez King, the first of four generations of Kings to own and operate the farmstead.

Jabez King was a third generation Massachusetts resident, grandson to a King (first name unknown) who came to settle in Massachusetts from England in 1729. Jabez, born in Bridgewater, Massachusetts, in 1763 was a farmer and tanner by trade. In 1781, at age 18, he served for a while in the Rhode Island Militia. While hired to move a family from Massachusetts to Randolph, Vermont, in the spring of 1785, he passed through Hartford, Vermont, and apprenticed himself to a farmer there for the summer. He returned to Massachusetts for the winter, but the next year found himself back in Vermont "working at a store near the Udall place"⁴ (now known as the Theron Boyd House, Hartford, Vermont, listed in the National Register of Historic Places on May 20, 1993). One of Jabez's obligations was to make potash, and

³ Interview with Francisca King Thomas by Eva Emerson, 1979, on nine audio cassettes on file at the Norman Williams Library, Woodstock, Vermont.

⁴ Interview with Francisca King Thomas by Eva Emerson, 1979, on nine audio cassettes on file at the Norman Williams Library, Woodstock, Vermont.

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for that he traveled about the Ottauquechee Valley to procure ashes. It was during those travels that he "discovered" Woodstock.

In November of 1787, Jabez decided to go into business for himself and, relying on his training as a tanner, bought 2 acres of land, a tannery and dwelling house from Nehemiah Curtis for 120 pounds. This tannery was located on the River Road in Woodstock, on the north side of the Ottauquechee River near the intersection of Cloudland Road. In 1790, at age 27, he married Abigail Udall, who grew up on "the Udall place."

In June of 1795, looking forward to leaving the tanner's trade and to farming full time, Jabez bought a piece of land east of the village of Woodstock on the south bank of the Ottauquechee River across from his tanyard. Ten years later, in 1805, he sold his tannery, land, and dwelling house to Charles Dana. In May of 1807, Jabez King sold his property across the river from the tannery for \$1,800 to John and Sally Anthony, and just a month later completed the purchase from Jesse Williams of what would become The King Farm for the sum of \$3,333.33. All told, Jabez had lived east of Woodstock for over 20 years before moving to West Woodstock.

Jabez and his wife Abigail worked the farm from 1807 to 1835. At some point between 1807 and 1813, Jabez brought his parents up from Bridgewater, Massachusetts, to live with him. Both parents died there in 1813, and are buried in the Thomas Hill cemetery adjacent to the farm.

During their ownership of the property, Jabez sold and bought two parcels of land, first decreasing and then increasing the size of the farm. In 1835, Jabez and his wife sold the farm to their son, James Udall King, one of their three children.

James Udall King, who was born in 1804, acquired the property through a peculiar arrangement with his parents: two separate deeds executed on April 25, 1835. On the first deed, James bought the farm from his parents for the sum of \$3,000. Then, on a following deed, executed immediately after the first, he sold it back to Jabez for the same amount, plus the promise of perpetual care for his parents. In the deed, he also pays his two sisters a total of \$430, plus interest, for their share of the farm. The text of the deed follows, in part:

"Provided nevertheless that I the said James Udall King shall support or cause to be supported in a good and faithful manner the said Jabez King and his wife

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Abigail during the natural life of each of them, always furnishing and supporting them with wholesome and suitable victuals, drink, lodging, clothing, washing, house room and fire, also a gentle horse to ride on as they may want, together with proper medical advice, medicine and nursing when sick, and always treating each of them with kindness and respect and with a decent and respectful burial at the decease of each and shall also well and truly pay or cause to be paid two promissory notes bearing even date with these presents, of said notes payable to Sarah L. King for two hundred and twenty dollars in three years with interest after, the other note payable to Philena King for two hundred and ten dollars for four years with interest after according to the terms of said notes and shall support the said Jabez King and his wife as above, then this deed shall be null and void otherwise in full force."

True to his word and the stipulations of the deed, James took care of his parents until their deaths in 1846.

James Udall King lived on the farm for 80 years, from 1807, when he moved there with his parents at the age of three, to 1887, the year of his death. An historic photo of the house and farmstead, c. 1860, on file at the Woodstock Historical Society, Woodstock, VT, shows the farmhouse during James' ownership to be an unpainted, clapboarded, gable-roofed cape with an ell projecting off the main block to the northeast. It faced southwest and fronted the road to Prosper, a village north of Woodstock.

Agricultural census records are not available for the farm during Jabez's ownership. However, the early English barn with its 8 stantions, the ash house, horse barn, carriage house and granary, which according to Francisca King Thomas were all part of the early farm, testify to the diversified farming operations there. James grew up on the farm when farming trends in Windsor County and all of Vermont were changing from the cultivation of "cash crops" like oats, corn, wheat, and barley to animal husbandry, specifically sheep raising. The favorable wool tariffs passed in 1824 and 1828 encouraged Vermont farmers to raise sheep. The conversion to sheep raising occurred sometime in the late 1820s or early 1830s on the King Farm, because the 1835 deed states that Jabez is selling to James, in addition to the real estate, "the cattle, sheep, swine and all the farming tools which I now own on said farm." In 1842, James purchased an 80 acre pasture lot on Jabez Maxham Hill in Bridgewater - in an area now know as Bridgewater Hollow- to be used as grazing land for his flock of sheep. The first available agricultural census of 1850, when James was owner of the farm with his wife Rosanna Davis King, showed 65 sheep

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there. A likely outlet for the wool from these sheep was the Bridgewater Woolen Mill, just five miles west of the farm.

The agricultural census of 1850 also showed a somewhat typical array of crops grown on the King Farm for sustenance as well as for profit - wheat, rye, corn, oats, potatoes, and beans. There was an orchard, and a dairying operation producing 400 pounds of butter and 800 pounds of cheese. Fifty tons of hay were grown and put away for winter feed for livestock - 4 horses, 4 mules, 4 oxen, 8 cows, 4 other cattle (probably young stock or bulls), sheep and a few pigs. The farm's sugaring operation (the sugarhouse was destroyed in the hurricane of 1938 and is no longer extant) produced 300 pounds of maple sugar per year. [see attached agricultural census summary]

James was successful at farming and in real estate - the Woodstock land records show that James bought and sold a house on River Street in Woodstock Village in 1855. Profits from these ventures perhaps enabled him to remodel and enlarge the farm house c. 1862.⁵ A wall dormer was added to the second story over the front entry, and the one-and-a-half story ell was renovated. This renovated ell contained, according to Francisca King Thomas, James' granddaughter, "boxy little rooms that my father couldn't stand and couldn't wait to do over."

It was either James King or his father, Jabez, who as owner of the farm constructed the sheep barn, added circa 1830 - 1840.⁶ This building, with hay storage above and a run-in shelter for sheep in the cellar, joined the farmhouse, the horse barn, the carriage barn, granary, ash house, main barn, and various sheds constructed by Jesse Williams c. 1793 to comprise the farmstead.

According to agricultural census records, James King decreased the size of his herd of milch cows by half between the years 1860 and 1870, and the herd remained small (4 animals) in 1880. Correspondingly, the cheese production on the farm fell dramatically, from 800 pounds in 1860 to 180 pounds in 1870, and to only 150 pounds

⁵ Francisca King Thomas, as interviewed by Eva Emerson, 1979, states that "the house was done over at the beginning of the Civil War".

⁶ Interview with Francisca King Thomas by Eva Emerson, 1979, on nine audio cassettes on file at the Norman Williams Library, Woodstock, Vermont.

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in 1880. Butter production, however, remained constant through these years, at about 400 pounds per annum. Francisca King Thomas, born in 1898, remembered as a young girl setting the milk in milk pans for the cream to separate, skimming the cream into cans, and then loading the cans onto a wagon for delivery to the Hood Creamery in Woodstock, at the foot of Creamery Hill (now called Hartland Hill). She also recalled that later on, the family acquired a cream separator which was powered by a ram on a treadmill - she would feed the ram more grain to make the animal walk more quickly, and thus get the job done faster.

Butter, maple sugar, and wool appear to be the main products of the farm from 1850 to 1880, but wheat, corn, oats, and potatoes were also cultivated, along with an average of 40 tons of hay per year. The value of the farm continued to grow, from \$3,000 in 1850 to \$4,500 in 1880. In 1880, the census reports that James King had to hire help on the farm, spending \$300 for 60 weeks of labor. The selection of animals and their number remained constant - several dozen sheep, 2-3 swine (housed in the low cellar under the horse barn, according to Francisca King Thomas), a quartet of horses for work and transportation, a few calves, and some chickens.

James King and Rosanna Davis King reared three children on the farm - Ada, born in 1845, Hiram, born in 1848, and Moses, born in 1853. Neither Ada nor Moses ever married and lived on the farm until their deaths in 1911 and 1927, respectively. Hiram, the first born son, attended Dartmouth College, graduating in 1873. It is interesting to note in the Woodstock Land Records that in 1869, according to Francisca "to pay my father's way at Dartmouth," James King sold a parcel of his farm land to his neighbor, Eliphalet Thomas.

Hiram Udall King left Vermont to follow a career in teaching. Following graduation he accepted a teaching job at Wilcox Academy in Stamford, CT, and then in 1875 founded King School, a preparatory school for boys. He met his future wife, Francisca Perkins, a native of San Francisco, California, while singing in the Episcopal church choir in Stamford. They were married in 1879, and had four children: Anna (1885), Ruth (1887), Hiram (1889), and Francisca (1898). Hiram King did very well for himself in the field of education. His large residence on Prospect Street in Stamford housed his family, three teachers, and boarders at his school. He was prosperous and active in Stamford affairs - the Board of Burgesses, a library director, vice-president of the YMCA, and superintendent of his church's Sunday school. In Woodstock, where he spent his summers, he was one of the incorporators of the

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1893 Woodstock Inn and a founding member of the Lakota Club, a fishing club for well-to-do gentlemen in Barnard.

In a way similar to his father's acquisition of the farm from his grandfather, Hiram purchased the King Farm by "buying out" his siblings' and his mother's interest in the property following his father's death in 1887. However, Hiram had to pay considerably more - \$5,000 to his brother and sister, collectively, and \$1,000 to his mother, who sold all but her dower rights to the farm. She continued to live on the farm until her death in 1899, with her son and daughter, Moses and Ada. After 1887, the farm for the first time had an absentee owner, one who was only able to come to the farm during summer vacations after the college board examinations were completed at the King School.

According to Francisca King Thomas, "Uncle Moses ran the farm for my father." Hiram would come on holidays and in the summers, and he "loved to get out into the fields and pitch hay." The farm, according to Francisca, "never made money, but it was an inexpensive vacation for my father." Thus the King Farm continued its diversified agricultural activity through the 1890s and into the beginning of the 20th century, while taking on the character of a summer retreat and "Gentleman's Farm." The biggest changes to affect the character of the farm were the renovation of the farmhouse, begun in 1906, the consolidation and enlargement of the barns, begun in the same year, and the construction of three new outbuildings - the ice house (6), the summer house or "The Tent" (11), and the "Club" (10).

The farmhouse ell, a one-and-a-half story projection off the main block, was taken down in 1906 and replaced with a longer, two-and-one-half story structure which actually stood taller than the original 1793 house. The new ell contained separate living quarters on two stories at the northeast end. These living quarters were to house a tenant farmer/farm manager. During the construction of the ell, the house was wired for electricity but was not hooked up to service until 1912, when the house was rented to summer people. Also, two bathrooms were installed upstairs, bringing running water into the house for the first time and replacing the privy in the woodshed.

This construction marked the point in the farm's history when it ceased to be solely a family operated farm. Moses King, at the behest of his brother, had run the farm from 1887 until 1906, when he turned 53 years of age. Hiram Junior, at age 17, living in Stamford and bound for college at Yale, was not interested in taking over for his

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uncle. For these reasons, Hiram Udall King, in an effort to keep his family homestead a working farm, and to keep it a summer retreat for himself, added the farm manager's quarters.

The farm took on a new look in the years 1906 to 1908. In addition to the farmhouse renovation, the horse barn, since the farm's inception located just east of the farm house, was moved next to the enlarged English barn. A large shed-roofed addition was added to the northeast, eave side of the former horse barn. The gable peak on the original English barn was reframed into a gambrel roof. Most importantly in tracing the agricultural evolution of this farm, a one-story ground level stable barn, 64' x 34' was added to the northeast end of the barn to house a herd of twenty dairy cows. This addition was a clear example of the farm's adaptation to changing farming practices in Vermont. Because of improvements in refrigeration techniques and transportation, around the turn of the 20th century farmers began to produce liquid milk as a cash crop. Milk was no longer relegated to skim milk for the pigs and cream for the local creamery, where it was made into butter or cheese. There was a market for liquid milk - the burgeoning population of southern New England - and technology had provided a way to get it there. The refrigerated railroad car enabled farmers in Vermont to get their product fresh to consumers out of state.

An internal silo was constructed within the original English barn's haymow, on the southeast side of the barn with access to the outside, to store winter feed for the dairy herd. In addition, as mentioned previously, the carriage house was moved behind the enlarged barn to be converted later in the century to a milk house. According to existing records and to Evan Colby, caretaker and farmer of the property from 1951 to the late 1980s, the original "milk room" for the dairy operation was in the cellar of the house, where the cans of milk were kept in a large tub of water kept cold by blocks of ice.

A sophisticated water system was constructed for the farm in 1906. It included a brick and concrete spring house, a brick and concrete water storage house, and over 2,200 feet of pipe running from the spring at the northeast boundary of the farm to the farmstead. This water system is still in use today, although the iron pipe was replaced by black plastic water line in the early 1960s.

Other changes occurred at the farmstead in the early twentieth century - changes which would indicate the conversion of the sustenance farm to a "Gentleman's Farm." While construction of the ell was taking place and work was being done on

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the farmhouse, the King family constructed a platform close to the western corner of the house. They erected a tent - actually, two tents before work was done since one was destroyed in a wind storm - on the platform where they slept and took their meals. When the ell was done, the platform stayed. A shingled roof was added, and the entire structure was screened in. Later, when Mrs. King moved up from Stamford to live at the farm full time in 1914, she brought the storm window sashes from the house she had just sold. These were applied over the screens in the cooler months. In Francisca's words, "my mother thought she wouldn't get any more for the house with or without the extra windows, so she brought them to Vermont." And, since the house was built without a porch, "The Tent" served a viable purpose as a place where the family could enjoy the out-of-doors and their leisure time on the farm.

Also at this time, the "Club" or guest house had its beginnings. Originally a playhouse for Francisca built in 1906 from lumber discarded from the old ell, it was moved back (northward) to the edge of the orchard and expanded in 1912. In that year, it became the summer housing for the resident farmer, who had to vacate his quarters in the farmhouse while it was rented, seasonally, to summer vacationers. In 1914, it was expanded again until it had a fireplace, running water, its own privy, a screened in porch (no longer extant) and sleeping quarters for two people. This house was used as a guest house, as it was rented on a yearly basis in the summers to two ladies from Cape Cod, Massachusetts, friends of the King family.

Sometime around 1910 the ice house was built behind (northwest of) the farmhouse. The ice was needed for cooling the milk from the dairy operation, and for the iceboxes in the main house and manager's quarters. Francisca remembers three iceboxes that she had to fill as a child - she would go to the icehouse, split the 400 pound blocks into easy to handle 25 pound pieces, and bring them into the house. The ice itself was cut on the mill pond behind the dam on the Ottauquechee River in West Woodstock, within a mile of the King Farm.

In the midst of all these changes, Hiram King died suddenly of a heart attack in Stamford on May 13, 1907, at age 59. He did not live to see the ell on the farmhouse completed, nor the renovation of his barns, nor the conversion of his family farm to a dairy farm. A family friend, Ned Williams, oversaw the work to its completion. His widow inherited the property, and she made several decisions regarding the farm which would further change its complexion. First, she decided that she would no longer employ a paid farmer. Instead, she decided to lease the farm to a resident

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farmer, who would live on the farm and take care of it for her. This was a break from the precedent established by her husband, who had paid someone - for years his own brother, Moses, - to run the farm. Now, instead of furnishing the tools, equipment, and livestock and hiring someone to work, she wished to lease the land and buildings and let the lessee farm the property with his own tools, equipment, and livestock. This, of course, would have to evolve slowly, as Hiram left her a barn full of animals and a fully equipped farmstead. The first lessee, Bert Hood, ran the farm until 1912. Other known lessees include Tom Ledoux (dates unknown), Tom Barrup (1926 -1928), Rodney Hawthorn (1936 - 1946), a Mr. Jepson (1946-1951) and Evan Colby (1951 - 1986).

The lease agreement with Tom Barrup reveals both Mrs. King's needs and the nature of the farm in 1926. In the lease, Mr. Barrup gets "all the tillage except the garden" for his use, as well as "all the buildings except the Club," for a total of \$100 per year. He also had his living quarters provided. In addition, he was allowed "access to the milk room in the cellar." Mr. Barrup also had to provide Mrs. King with "five quarts of milk and one pint of cream per day," was allowed to cut up to 20 cords of wood per year (as long as he kept her wood shed full at all times), and could run the sugaring operation provided that Mrs. King got "one-fourth of the syrup made not to exceed 15 gallons." The inventory of tools and animals which he could use was listed, and included "eight cows, three yearlings, two heifers, and 16 tons of ensilage." He had to replace the ensilage that he used, and if an animal died on his watch, he had to replace it. One stipulation of the lease allowed that after Mr. Barrup spread the manure from the winter on the fields, Mrs. King would buy the excess "at fair market value."

From this lease arrangement it is obvious that it was Francisca Perkins King's intent to turn the farm into an income producing entity and a source of support for her. As an example of this, she even rented the main farmhouse to summer residents in 1912, the only year she ever did so, according to her daughter. Mrs. King moved to the farm as a year-round resident in 1914, having sold her property in Stamford. According to Francisca King Thomas, an entire box car full of possessions was needed to move her mother up from Connecticut (the Woodstock Railroad, 1885 - 1933, provided a link to White River Junction, VT, and then south to CT and New York). She lived on the farm full time until her later years, when she spent her winters with her daughter, Anna, who lived in Stockbridge, Massachusetts.

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During Mrs. King's tenure on the farm, from 1914 to the 1940s, the farmstead continued to grow and adapt to changes in technology and farming practices. A shed-roofed addition known as "The Ford Shed" was added to the northeast side of the sheep barn to house the family's automobile sometime in the 1930s. The granary, which Francisca King Thomas as a young girl remembered as "a room with large wooden grain bins, as well as a corn crib section" was converted, at some time, into a storage shed. Other outbuildings were constructed - a shed for farm machinery (9), built in the early 1940's and later in the 1980s converted to a shelter for horses, and a garage (8), also built circa 1940 to house a tractor, which was enlarged shortly thereafter to provide a workshop for the tenant farmer. Mrs. King agreed to let Vermont Department of Agriculture grow experimental varieties of corn on the farm in the 1930s - according to Francisca King Thomas, "seed and corn bags were provided." Mrs. King also experimented with various new theories of animal husbandry, like letting the pigs run unconfined in cleaner surroundings, rather than penned up in sties under the barn, in order to produce better meat. Francisca remembered many nights waking up to the sounds of the pigs grunting under her bedroom window.

Mrs. King took in guests at times during the summers - Francisca remembers doing dishes for 16 people - mostly boarders - for ten cents a day "so she could save up and buy a phonograph." In addition, the house was "always filled with relatives" - Uncle Moses King and Aunt Ada King, various cousins from Connecticut, Anna's friends from Bryn Mawr, Francisca's friends from Smith College, and neighbors who would come to visit. The house after the 1906 renovation had 21 rooms, so accommodating that many guests was not difficult. Guests enjoyed picnics on Biscuit Hill, day trips by horse and wagon to various destinations in Vermont, and trips to "The Hut," the King family's camp built in 1916 on their parcel of land in Bridgewater. The land there had long since been given up as sheep pasture, but served as a retreat where the King family and friends spent many overnight excursions.

The farm was left to Anna King and Francisca King Thomas following their mother's death in 1943. The two other siblings, Hiram Junior and Ruth, were both institutionalized by that time - Ruth for mental illness and Hiram Jr. for "shell shock", or trauma endured while an infantryman with the Rainbow Division in W.W.I. Anna, one of the country's leading social workers of her time, was director of the Riggs Clinic in Pittsfield, Massachusetts, a pioneer institution in the field of community mental health. She retired to the King Farm from that position in 1949, and lived there until her death in 1966. Francisca, married to Giles Thomas in 1924

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and later divorced from him, became Executive Director of the New York Council of Hospitals in New York City. She retired to the farm in 1960 and lived there until her death in 1985.

During their ownership and residence the farm continued to be a dairy farm, with Evan Colby as the resident farmer. Dairying ceased in 1964, when it became virtually impossible to turn a profit with a herd of but twenty cows, which the farm was sustaining at that time. The farm then switched to raising Hereford beef cattle. A few changes occurred to the physical features of the farm - the woodshed at the far end of the farmhouse ell was torn down in 1961 and an enclosed porch was expanded to take its place. A furnace was installed in the farmhouse in 1949, and for a while, in the 1950s, the upstairs in the ell was converted into a small apartment which the King sisters rented out. And, Anna and Francisca bought back two parcels of land which their grandfather, James, had sold off in order to put their father through school - including the parcel sold to the Thomas Family in 1869. They bought those parcels back in 1956 and 1962, respectively, to restore the farm to its original size. Also, in 1952 they sold the 80 acre parcel of land - the former pasture - in Bridgewater, along with "the Hut." This property was conveyed by subsequent owners to the United States of America, as part of the protective corridor for the Appalachian National Scenic Trail.

While the King Farm's cultural landscape was adapted to meet the changing needs of the King Family, developing technology, and evolving farm practices, the agricultural landscape surrounding the King Farm changed relatively little and continues to reflect how land use was historically defined by the characteristics of the soil and the terrain. In 1793, the cluster of farm buildings was sited by Jesse Williams next to the road on a level parcel of land. The less steep land on the farm was cleared for crops. And, areas near the shelter of the barn were cleared and set aside for pasture. As the land was developed agriculturally, rocks were cleared from these croplands and pastures and formed the stone walls which are the existing land divisions. The parcel with a preponderance of sugar maples was set off and managed as the "sugarbush", for use in making sugar, and later, syrup. The woodlot, used for both firewood and lumber, was located on the land most difficult to clear, away from the house. Roads and lanes were set out to connect the cluster of farm buildings with the surrounding fields, pastures, and lots. Fences and gates were constructed to further delineate the land and its uses. These land use patterns and the cluster of buildings survive and retain their historic integrity. They are significant as

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important features of the agricultural and cultural landscape common to the hill farms of Vermont.

With Francisca King Thomas' death in 1985, the King family lineage ended. However, it marked the beginning of a new chapter for the King Farm, for she left the property to the Ottauquechee Regional Land Trust, to be used "for agricultural and forestry purposes," "conservation consistent with preservation of the property in substantially its present state," and "educational purposes in relation to such farming and conservation activities." In June of 1987, the ORLT changed its name to the Vermont Land Trust, which operates a pasture demonstration project at the farm. The VLT maintains its extensive statewide Conservation Stewardship Office here, headquartered in the farmhouse. It employs a resident farmer, who has a herd of draft horses on the farm, to manage the fields, cut the hay, and caretake the property. The King Farm is now beginning its third century of operation.

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Vermont Agricultural Census, 1850, 1860, 1870, 1880

James U. King Farm, Woodstock, VT (Note - "ng": "not given" on the census sheet)

year	acres improv --ed	acres unim- proved	cash value	value of farm mach.	horses	mules	cows	oxen	other cattle	sheep	swine	value of lives- stock
1850	135	35	3,000	100	4	4	8	4	4	65	3	\$680
1860	80	30	3,200	50	1	0	8	2	7	80	2	\$650
1870	75	25	4,200	ng	4	0	4	0	5	56	2	\$900
1880	140	40	4,500	150	4	0	4	0	6	70	2	\$750
year	bushels peas & beans	bushels pota- toes	value of orchard prod. \$10	pounds butter	pounds cheese	tons hay	pounds maple sugar	value of animals slaught. \$100	chick- ens	amount paid for wages	value of fences	weeks of hired labor
1850	12	150	\$10	400	600	50	300	\$100	ng	ng	ng	ng
1860	2	150	0	400	800	40	500	\$110	ng	ng	ng	ng
1870	3	100	\$50	350	180	50	300	\$180	ng	\$200	ng	ng
1880	ng	50	\$15	400	150	30	300	ng	12	\$300	\$15	60
year	bushels wheat	bushels rye	bushels corn	bushels oats	pounds wool	value of farm prod. ng	dozens of eggs	bushels of apples	cords of wood			
1850	42	10	125	50	ng	ng	ng	ng	ng			
1860	30	0	100	50	300	ng	ng	ng	ng			
1870	30	0	125	50	350	\$890	ng	ng	ng			
1880	15	0	100	50	350	\$500	108	100	30			

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The King Farm
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Major Bibliographical References

Beers Atlas of Windsor County. Rutland, Vermont: Tuttle & Co., 1869.

Bridgewater, Vermont, Land Records - Deeds.

Volume	Pages	Dates
12	655	June 27, 1842
28	228	Aug. 12, 1952

Colby, Evan and Jeanine. Personal interviews. July, 1995, Woodstock, Vermont.

Colby, Evan and Jeanine. Photograph collection. Woodstock, Vermont.

Dana, Henry Swan. History of Woodstock, Vermont, 1761 - 1866. Woodstock, Vermont: The Countryman Press, 1980.

Goat, Leslie. Photograph and letter collection. Plymouth, Vermont.

King Family Archive and Photograph Collection. Vermont Land Trust, The King Farm, Woodstock, Vermont.

King Family Archive and Photograph Collection. Woodstock Historical Society, Elm Street, Woodstock, Vermont.

The Vermont Standard, Woodstock, Vermont. 20 January 1870 and 23 May 1907.

The Windmill, Newsletter of The King School, Stamford, Connecticut, Fall, 1986.

Thomas, Francisca King. Interview. By Eva Emerson, Summer, 1979. Nine audio tapes on file at the Norman Williams Library, Woodstock, Vermont.

Tuthill, Gordon. "Abstract of Title Prior to 1792." Woodstock, Vermont, 1995.

U.S. Agricultural Census for Vermont, 1850, 1860, 1870, 1880.

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Woodstock, Vermont, Land Records - Deeds- Leases - Mortgages - Probate
Decrees

Volume	Pages	Dates
2	9, 233	Nov. 15, 1787; May 17, 1792
3	10	June 3, 1795
5	56, 260, 261, 287	Mar. 7, 1805; May 18, 1807; May 18, 1807; June 24, 1807
7	18	Oct. 1, 1816
8	91	Feb. 2, 1822
10	462, 463	April 25, 1835
13	467	Sept. 22, 1843
18	43	March 27, 1855
22	597	Aug. 8, 1867
23	406	May 1, 1869
27	129	Sept. 13, 1878
30	252, 253	Dec. 30, 1887; Jan. 5, 1888
41	547-8-9	July 14, 1922
43	470-1-2	Oct. 23, 1926
47	242	June 13, 1939
48	156, 157, 546,	July 25, 1945
49	566	May 20, 1949
51	467, 468	July 5, 1952
54	11	Sept. 28, 1956
55	330	June 11, 1962
84	290	Oct. 14, 1986

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UTM references, continued:

- | | |
|--------------------------|--------------------------|
| 5. 18 / 698380 / 4832650 | 6. 18 / 698400 / 4832350 |
| 7. 18 / 698200 / 4832160 | 8. 18 / 697720 / 4832930 |

Verbal Boundary Description:

The boundary of the King Farm is as follows:

Beginning at an iron pipe (Point A) on the south side of the King Farm Road approximately 215 feet northwest of its intersection with Thomas Hill Road;

Thence proceeding along a fence and stone wall in a generally southwesterly direction approximately 659 feet to an iron pipe (point B) for a southwest corner;

Thence turning and proceeding along a line, following in part a stone wall, northwest a total of 633 feet to a granite post on the east side of Town Highway 3, also known as Prosper Road (Point C);

Thence proceeding in a north-northwesterly direction along the east side of Town Highway 3 a distance of approximately 2,500 feet to an iron pin (Point D);

Thence turning and proceeding along a fence and stone wall in a generally northeasterly direction a distance of approximately 1,350 feet to a stone post (Point E);

Thence turning and proceeding along the lands of Laurance Rockefeller (to be conveyed to the National Park Service as part of the Billings-Marsh National Historic Park) along a wire fence in a generally southeasterly direction a distance of approximately 2,742 feet to a stone post marking the traditional east corner between the King Farm and the Billings Farm (Point F);

Thence turning and proceeding along a fence and stone wall in a south-southwesterly direction a distance of approximately 1458 feet to a fence and stone wall corner (Point G);

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Thence turning and proceeding around the perimeter of a 10.1 acre parcel conveyed to Evan and Jeannine Colby by Francisca King Thomas on September 20, 1982, ending at a fence and stone wall marking the northeast corner of Highland Cemetery (Point H);

Thence turning and proceeding with lands of Highland Cemetery, conveyed by James Udall King to the Cemetery Association on May 12, 1860, along a wire fence in a southwesterly direction a distance of approximately 400 feet to a stone post on the north side of Town Highway 31 (Point I);

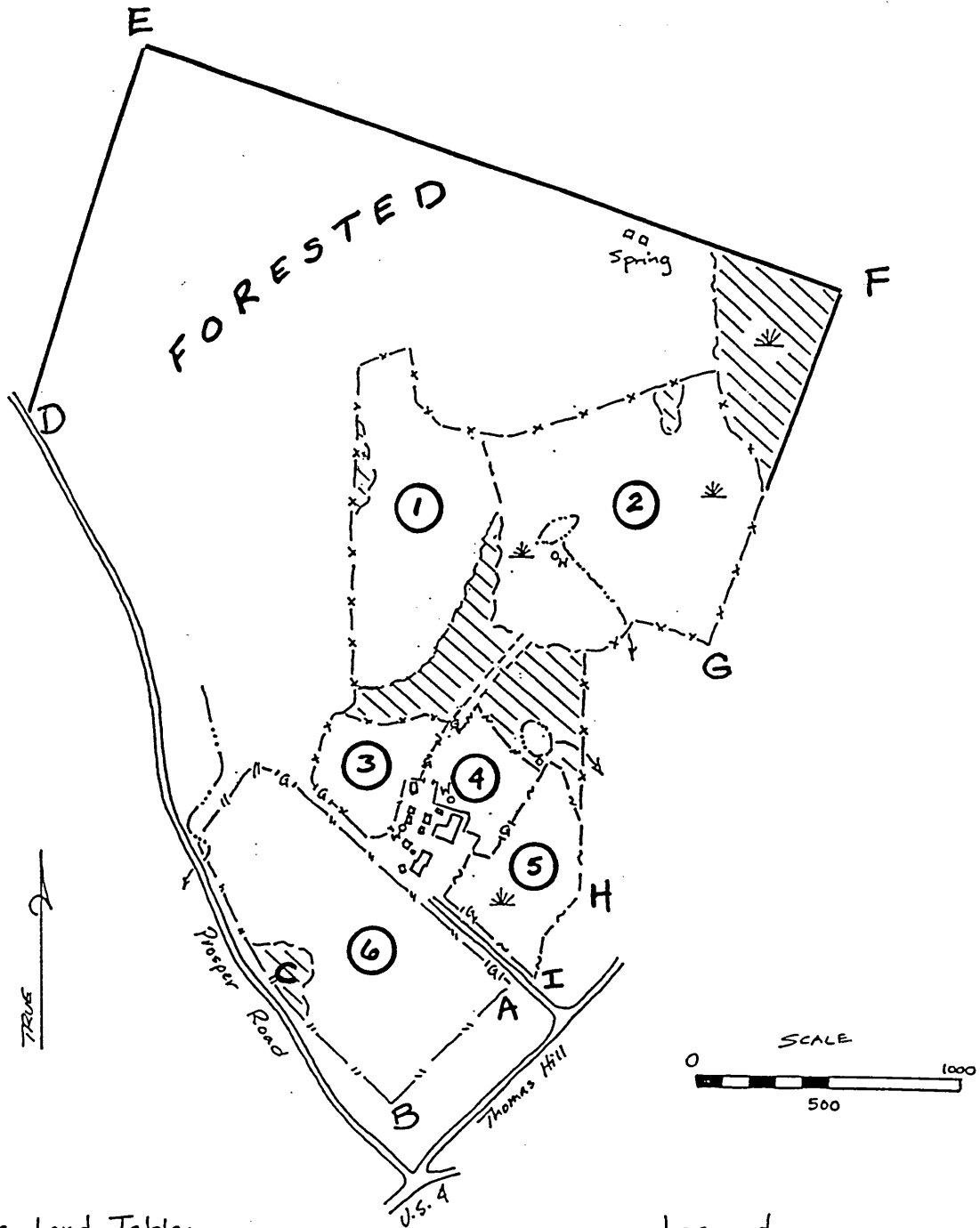
Thence turning and proceeding up Town Highway 31 in a northwesterly direction a distance of approximately 50 feet to a point directly across the King Farm Road from the place of beginning, being by estimation a parcel of 157 acres, more or less.

THIS DESCRIPTION IS NOT INTENDED FOR CONVEYANCING PURPOSES.


Boundary Justification

The boundary includes the farmstead, fields, pastures, forests and roads that have historically been part of the King Farm. These lands and buildings retain their historic integrity and spatial organization. It is important to note that in the 1950s and 1960s, Francisca and Anna King bought back two parcels that their grandfather had sold in order to restore the farm to its previous size.




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Ag. Land Table:

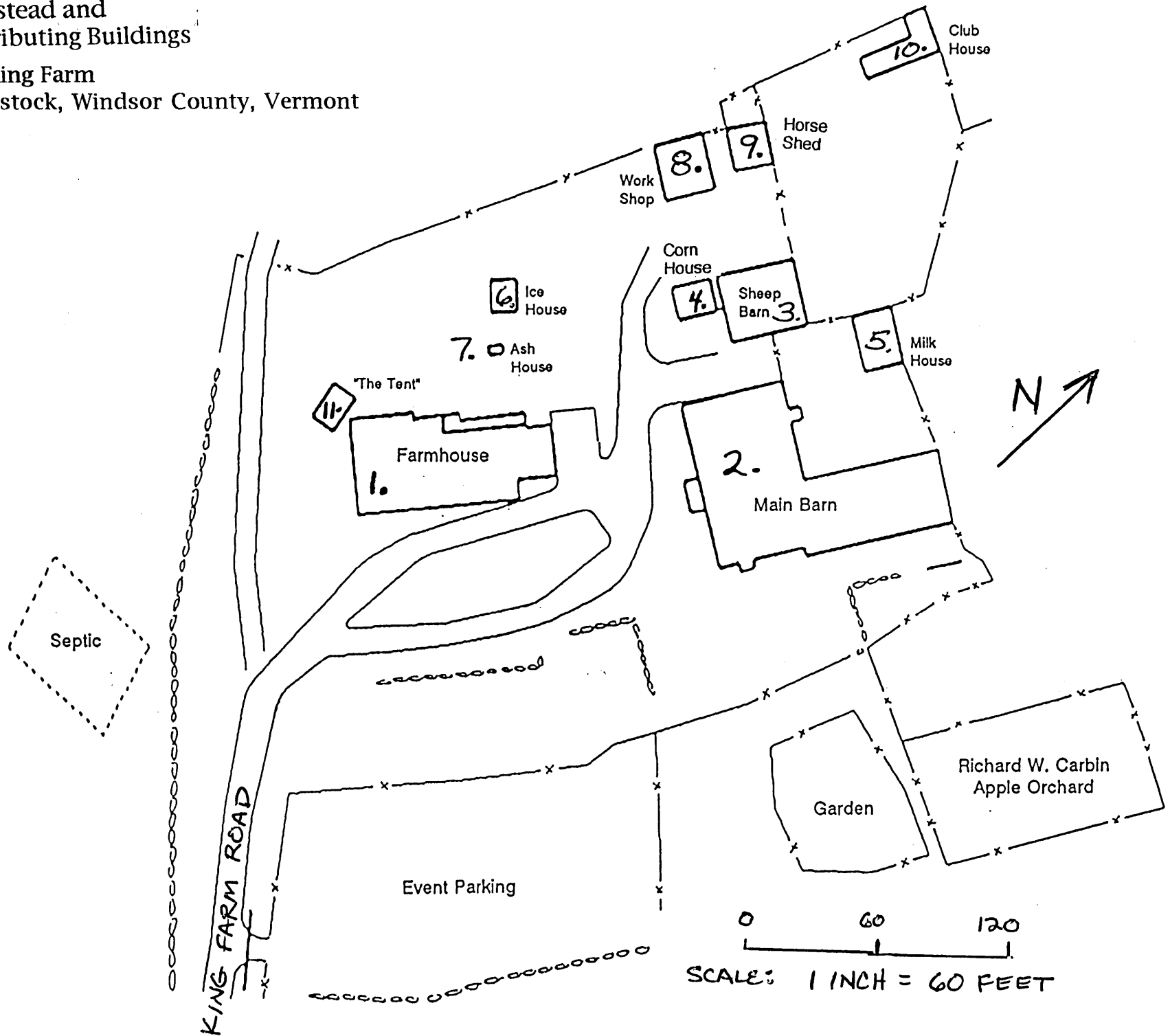
①	Upper Pasture	9
②	Upper Meadow	18
③	Club Pasture	4
④	Barn Pasture	4
⑤	Night Pasture	6
⑥	South Mowing	14
	Unuseable	20
		<hr/>
		75 Ac.

Legend

- x -	barbed wire
- m -	woven wire
- -	spring-tight fence
	pond
	stream
ow	water valve
igr	gate
	wet area

Farmstead and
Contributing Buildings

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Photograph Labels

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#00: View of the Farmstead looking west

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#1A: View of the Farm House looking northeast

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#1B: View of the Farm House looking northwest

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#1C: Southwest wall of farmhouse parlor

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#2: View of the Barn looking north

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#3: View of the Sheep Barn looking northwest

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#4: View of the Corn House, looking north

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Photograph Labels

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#5: View of the Milk House looking northeast

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#6: View of the Ice House looking north

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#7: View of the Ash House looking east

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#8: View of the Work Shop, looking north

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#9: View of the Horse Shed, looking west

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#10: View of The Club, looking north

The King Farm, Woodstock, Windsor County, Vermont
Photograph by Jack Anderson, July, 1995
Negative Filed at the Vermont Division for Historic
Preservation
#11: View of "The Tent," looking north